

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-24253 - APPLICANT/OWNER: SHELDON PAUL**

**** CONDITIONS ******STAFF RECOMMENDATION:** **APPROVAL**, subject to:**Planning and Development**

1. Conformance to the conditions for Rezoning (ZON-24252), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/28/07, except as amended by conditions herein.
4. Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house and garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.

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10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate 50 feet of right-of-way adjacent to this site for Alexander Road, 40 feet for Grand Canyon Drive and a 54-foot radius corner at the northwest corner of Alexander Road and Grand Canyon Drive. In addition, grant a multi-use transportation trail easement adjacent to Alexander Road.
14. Construct half-street improvements on Grand Canyon Drive, including appropriate overpaving, and all incomplete half street improvements on Alexander Road adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
15. A minimum of two lanes of asphalt pavement on the major access street adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
16. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. We note the proposed access driveway to Grand Canyon Drive cannot be gated as depicted on the site plan.

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18. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
22. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a nine-lot single family residential development on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive.

An associated Rezoning (ZON-24252) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development – 2 Units Per Acre) will considered with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/21/01	The City Council approved an Annexation [A-0006-99(A)] application, which petitioned to annex property generally located at the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission recommended approval. The annexation became effective on 11/30/01.
03/02/05	The City Council approved a request for a Rezoning (ZON-5796) from: U(Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to: R-PD2 (Residential Planned Development - 2 units per acre) on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval.
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5797) for a proposed nine lot single-family residential development on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval.
05/12/05	The Planning Commission approved a request for a Tentative Map (TMP-6416) for a nine lot single family residential subdivision on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive
<i>Related Building Permits/Business Licenses</i>	
There are no building permits that pertain to this site.	
<i>Pre-Application Meeting</i>	
08/24/07	A pre-application was held with the applicant. The applicant explained that they had allowed Site Development Plan Review (SDR-5797) and Rezoning (ZON-5796), which were approved on 03/02/05 to expire. This new application would be the same as the previous approved one.
<i>Field Check</i>	
08/03/07	A field check was made on the site. The site is currently vacant and undeveloped.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation]
North	Undeveloped [Clark County]	Clark County	Clark County
South	Single Family Residential	L (Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Undeveloped [Clark County]	Clark County	Clark County
West	Undeveloped [Clark County]	Clark County	Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	15,428 SF
Min. Setbacks	
• Front	10 Feet
• Side	10 Feet
• Corner	10 Feet
• Rear	10 Feet
Max. Building Height	2 stories/ 35 feet

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Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) [DR (Desert Rural Density Residential)]	2.18 Units per Acre	10.9 Units
Proposed Zoning	Permitted Density	Units Allowed
RPD-2 (Residential Planned Development – 2 Units Per Acre)	2.49 Units per Acre	12.45 Units
General Plan	Permitted Density	Units Allowed
DR (Desert Rural Density Residential)	2 Units per Acre	10 Units

Pursuant to Title 19.12, the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	22 Trees	26 Trees	Y
TOTAL		22 Trees	26 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	8 Feet		8 Feet	Y

ANALYSIS

- Zoning**

The subject site is designated DR (Desert Rural Density Residential) within the Centennial Hills Sector Land Use Plan Map of the General Plan. The current zoning designation of U (Undeveloped) on the site is in conformance with the General Plan as it permits a density of 2 dwelling units per acre. The proposed Rezoning (ZON-24252) of the property to R-PD2 (Residential Planned Development – 2 Units Per Acre) is also in conformance with the DR (Desert Rural Density Residential) General Plan Designation. Since the scale of the project is under 12 proposed dwelling units, it is not required to provide any open space.

- Site Plan**

The site is currently undeveloped. This proposal is identical to a previously approved Site Development Plan Review (SDR-5797), which was approved on 03/02/05. The applicant allowed the Site Development Plan Review entitlement's to expire and therefore is resubmitting. The following chart below compares the previous approval with this current proposal:

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	SDR-5797	New Proposal
Lots	9 Lots	9 Lots
Height	2 stories, 35 feet	2 stories, 35 feet
Lot Size	15,428 SF – 16,675 SF	15,428 SF – 16,675 SF
Access	Grand Canyon Drive	Grand Canyon Drive

A total of nine lots will be developed on the subject site. The lots will be located on a 40-foot wide private street with access to Grand Canyon Drive. Lots range in size from 15,428 square feet to 16,675 square feet. All but three of the lots are proposed to be in the 15,000 square foot size range, with the largest being 16,675 square feet and the smallest being 15,609 square feet. The proposed development is compatible with the surrounding area, which contains single-family residential lots ranging from 4,500 square foot to half-acre lots.

A six-foot wide landscape planter is indicated along the Grand Canyon Drive street frontage. A Multi-Use Transportation trail is depicted along the southern portion of the site.

- **Landscaping**

The plant materials to be used include 24-inch box Mesquite and Blue Palo Verde trees, 5-gallon Texas Ranger, Indian Hawthorne and Bird of Paradise shrubs and 1-gallon Trailing Dwarf, Rosemary and Dwarf Coyote brush, as well as 16-foot tall Date Palm trees.

FINDINGS

The following findings must be made for an SDR:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The surrounding land uses and zoning districts contain single-family residential dwellings on lots zoned for densities between 2 and 12 units per acre. The proposed zoning designation of R-PD2 (Residential Planned Development – 2 Units Per Acre) will allow up to 2 dwelling units per acre. The project’s proposed density of 1.80 units per gross acre is compatible with surrounding land uses.

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2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development of 1.80 units per gross acre is consistent with both the properties general plan designation and proposed zoning district.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The single access to Grand Canyon Drive will not negatively impact adjacent roadways or neighborhood traffic. In addition, Public Works has added several conditions to insure roadways and neighborhood traffic will not be negatively impacted by the proposed project.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

Building and landscape materials are appropriate for the area. The submitted landscaping plan conforms to all minimum spacing and size standards for residential planned developments.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

No building elevations have been submitted for this development, most likely as a result of the proposed lots being developed with custom homes.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The proposed development will be subject to regulations of the Uniform Building Code, along with Building and Safety Department regulations including permits and inspections and therefore the development will not compromise the public health, safety or welfare.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 213

APPROVALS 0

PROTESTS 1